

# **\$329,000 - 11813 95 Street, Grande Prairie**

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MLS® #A2213456

## **\$329,000**

5 Bedroom, 3.00 Bathroom, 1,190 sqft  
Residential on 0.14 Acres

Crystal Ridge., Grande Prairie, Alberta

This beautiful bungalow in Crystal Ridge is move-in ready and full of potential! Located on the inner loop of a quiet cul-du-sac, just around the corner from a big green space and only 2 blocks from Crystal Lake walking trails, you can explore the great outdoors year round with no excuses!

On the main level you will find an open concept layout, complete with a sunken living room adorned by a wood burning fireplace. There are new windows everywhere you look, allowing plenty of natural light in. The kitchen offers a full coffee bar separate from the cooking area, as well as a large dining room, again with more beautiful windows. On the main you will find 3 bedrooms, and one and a half baths - with the half bath being the ensuite.

Downstairs you have loads of room for a potential MIL suite, made possible by your private back door entrance and a kitchenette area already in place. Two bedrooms and a full bathroom await you downstairs, as well as a large living room complete with gas fireplace.

The backyard is really a gardeners sanctuary, featuring a raised garden bed, 3 sheds, a beautiful greenhouse, and a ground level deck with pergola. The mature trees and location seem to attract wildlife, and the backyard is a pass-through route for the local deer.



Call your trusted realtor today to view this cozy home!

Built in 1978

### Essential Information

MLS® #	A2213456
Price	\$329,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	11813 95 Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4N9

### Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking, Attached Carport

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Irregular Lot, Lawn, Low Maintenance Landscape, Street Lighting, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	10
Zoning	RG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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